

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
 725 FRONT STREET, SUITE 300
 SANTA CRUZ, CA 95060
 (831) 427-4863
 HEARING IMPAIRED: (415) 904-5200



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WWE
12-22-97

Filed: 12/5/97
 49th day: 01/23/98
 180th day: 06/03/98
 Staff: RHyman-SC
 Staff Report: 12/22/97
 Hearing Date: 1/12-16/98
 Commission Action:

STAFF REPORT: APPEAL**SUBSTANTIAL ISSUE: OPEN and CONTINUE**

LOCAL GOVERNMENT: Monterey County
 LOCAL DECISION: Approval with conditions
 APPEAL NUMBER: A-3-MCO-97-089
 APPLICANT: **Steve Bricker** AGENT: Anthony Lombardo Associates
 APPELLANTS: Commissioners Pavley and Wan
 PROJECT LOCATION: Triple M Ranch, south of Hall Rd. and west of Johnson Rd., North Monterey County APNs 181-251-001 & -003
 PROJECT DESCRIPTION: Subdivision of 195 acres into 31 lots and a 107.5 acre remainder parcel
 SUBSTANTIVE FILE DOCUMENTS: Monterey County Local Coastal Program (LCP) consisting of *North Coast Land Use Plan* and *Monterey County Coastal Implementation Plan*, County permit file #965100 including *Final Environmental Impact Report for the Triple M Ranch Subdivision*.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends that the Commission open and continue the public hearing to determine whether a substantial issue exists with respect to the grounds on which the appeals have been filed for the following reasons:

Pursuant to Section 30621 of the Coastal Act, a hearing on a Coastal Development Permit appeal shall be set no later than 49 days after the date on which the appeal is filed with the Commission. Appeals of the above described decision were received in the Commission office on December 4, 1997. The 49th day falls on January 23, 1998. The Commission staff has recently received a copy of the administrative record for this project from the County. However, due to heavy workload considerations, staff has not had adequate resources available to complete its analysis and is thus unable to prepare a staff report and recommendation for the next available Commission meeting. Therefore, pursuant to Section 13112 of the California Code of Regulations, the Commission should **open and continue** the Substantial Issue hearing at its January 1998 meeting. As required by Section 13112, the Substantial Issue hearing will be reopened at the next available Commission meeting.